

Decatur 62522

ZIP code · IL · Illinois > Macon County > Decatur

BALANCED MARKET

\$98K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

294

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

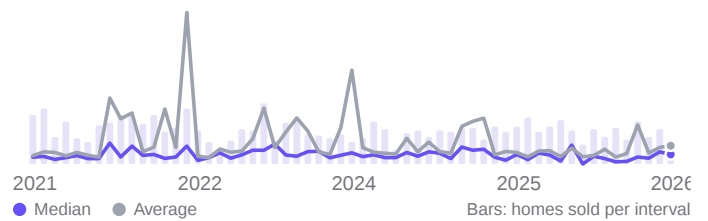
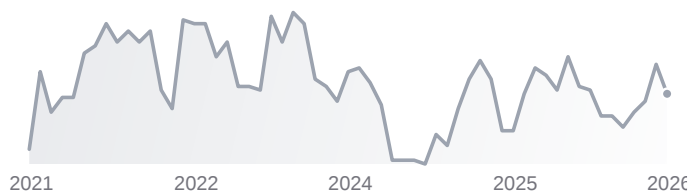
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$100K · Average \$142K

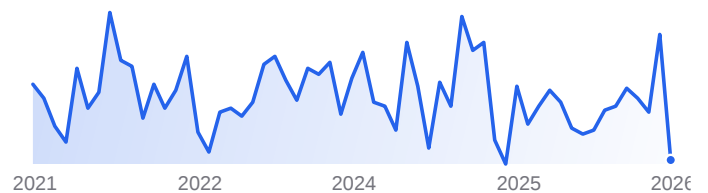
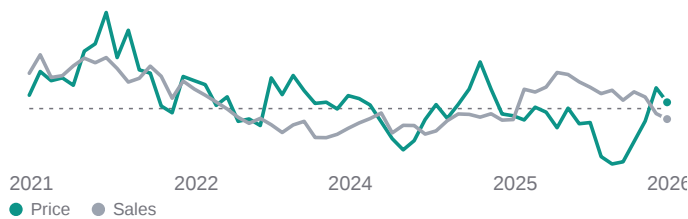


Growth (year over year)

Price +4.3% · Sales -7.3%

Price per square foot

\$49/ft²

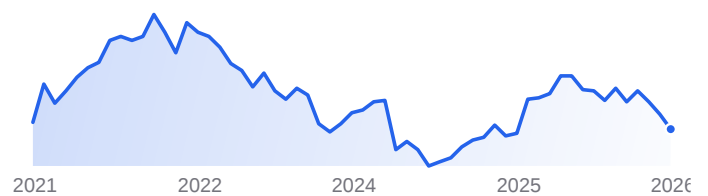


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

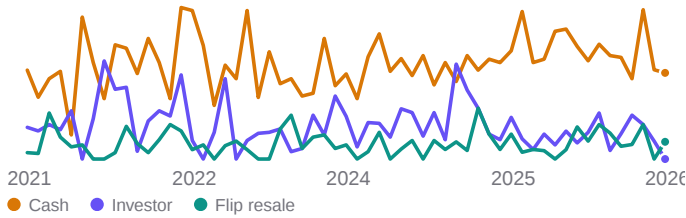
5.3%



BUYERS & OUTCOMES

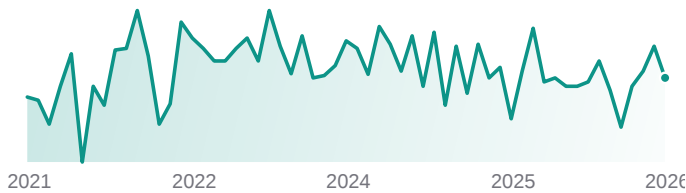
Buyer mix

Cash 36% · Investor 0% · Flip resale 7.1%



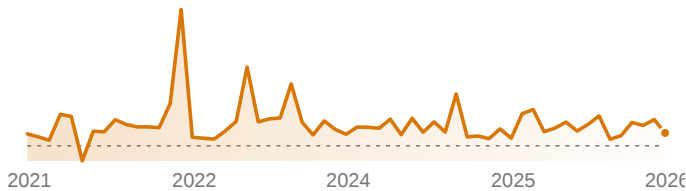
Sellers who sold at a gain

78%

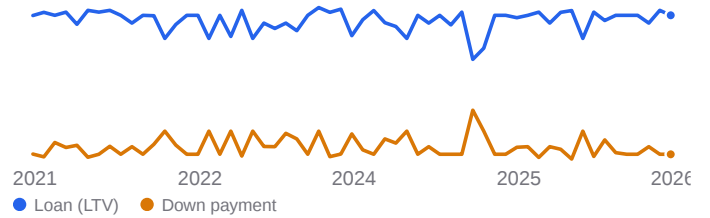


Median annualized return at resale

+2.9%

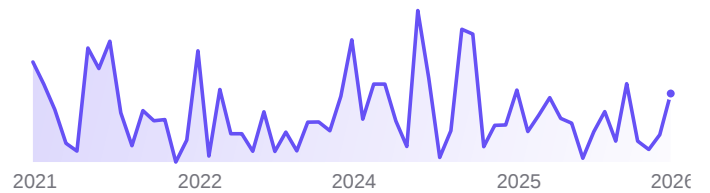


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



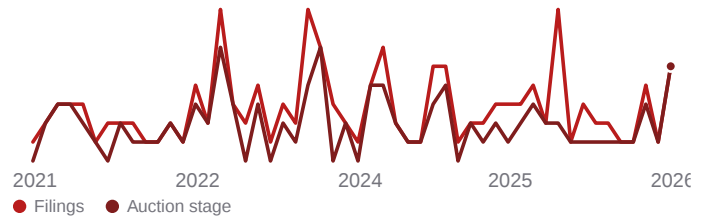
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	5,587
Median value (AVM)	\$99K
Median size	1,058 ft²
Median year built	1940
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	4.0%
Owner occupied	73%
Company owned	14%
Median loan-to-value	31%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	13,598
Density	554 / mi²
Median household income	\$52K
Average household income	\$68K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	55
Homes occupied	85%
Bachelor's or higher	17%
Poverty rate	25.4%
Unemployment	1.4%
Average temp	53°F
Annual precip	39 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.